

**Project Zoning Review/Statistics**

**Municipality:** Township of Russell  
**Municipal Address:** 379B Corduroy Road, Vars  
**Registered Owner:** Megha Holdings Inc.  
**Lot Area:** Site Area: 68,879 sq.m. (741,407 sq.ft (17 acres))

**Zoning Analysis**  
 Russell  
**Zoning By-law:** 46-2011  
**Zone:** MP2 - Industrial Park / Unserviced  
**Proposed Use:** Warehouse

Building Areas	Gross (out-to-out)	
	Sq.m.	Sq.ft
<b>Existing Warehouse</b>		
Ground Floor	9,421	101,407
	<b>9,421</b>	<b>101,407</b>
<b>New Warehouse</b>		
Ground Floor	9,151	98,500
	<b>9,151</b>	<b>98,500</b>
<b>Totals</b>	<b>18,572</b>	<b>199,907</b>

Development Standards	Required	Provided
<b>Minimum Lot Area</b>	4,000 sq.m.	68,879 sq.m.
<b>Minimum Lot Frontage</b>	100m	370.9m
<b>Maximum Lot Coverage</b>	50%	27%
<b>Minimum Required Yard</b>		
Front Yard	10m	18.5m
Exterior Side Yard	10m	25.1m
Interior Side Yard	3m	EX.
Rear Yard	7.5m	42.9m
<b>Maximum Building Height</b>	15m	11.13m
<b>Minimum Width of Landscaping</b>		
Abutting a Street	3m	3m
All other cases	No min.	
<b>Landscaped Open Space</b>	10%	28%
<b>Parking Spaces</b>	'Non-Residential Uses' part of Table 7	
<b>Warehouse</b>		
-0.8/100 sq.m. @ 18,572 sq.m.	149	215
<b>Total</b>	<b>149</b>	<b>215</b>
<b>Loading Spaces (3.5m x 7m)</b>	3	56
<b>Parking for Physically Disabled</b>	3	9

**Registered Owner:**  
**MEGHA HOLDINGS INC.**  
 401 COVENTRY RD.  
 OTTAWA, ONTARIO K1K 2C5  
 Tel: (613) 746-9900  
 Fax: (613) 746-9903  
 e-mail: megaholdings@bellnet.ca

**Construction Manager:**  
**BBS CONSTRUCTION (ONTARIO) LTD.**  
 1805 WOODWARD DRIVE  
 OTTAWA, ONTARIO, K2C 0P9  
 Tel: (613) 226-8830  
 Fax: (613) 226-7709  
 e-mail: mark.kahonen@bbsconstruction.ca

**Architect:**  
**KWC ARCHITECTS INC.**  
 383 PARKDALE AVENUE, SUITE 201  
 OTTAWA, ONTARIO K1Y 4R4  
 Tel: (613) 238-2117 ext. 224  
 Fax: (613) 238-6595  
 e-mail: akaster@kwc-arch.com

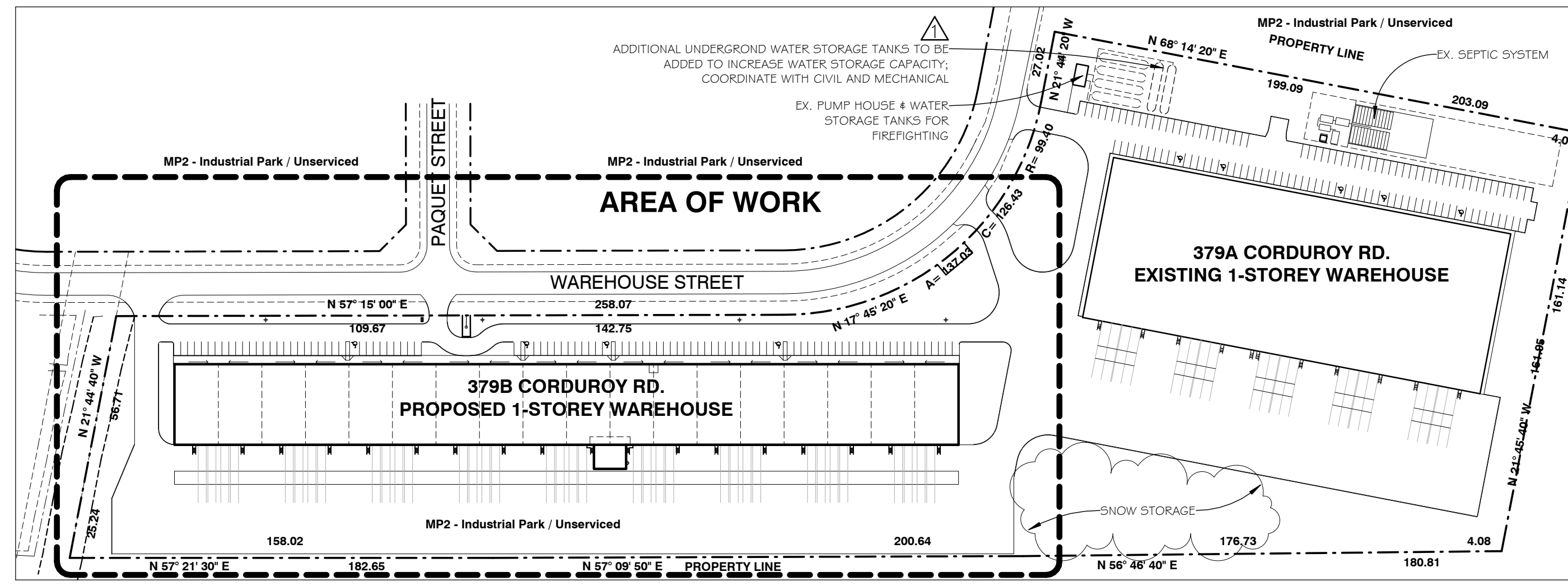
**Surveyor:**  
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 225 INDUSTRIEL STREET  
 EMBURG, ON. K0A 1W0  
 Tel: (613) 443-3364  
 Fax: (613) 443-3229  
 e-mail: flandry@aoovltd.com

**Landscape Architect:**  
**CIVITAS ARCHITECTURE INC.**  
 14 CHAMBERLAIN AVE., SUITE 101  
 OTTAWA, ONTARIO K1S 1V9  
 Tel: (613) 742-7482  
 Fax: (613) 742-8705  
 e-mail: Dmitchuk@civitas-inc.ca

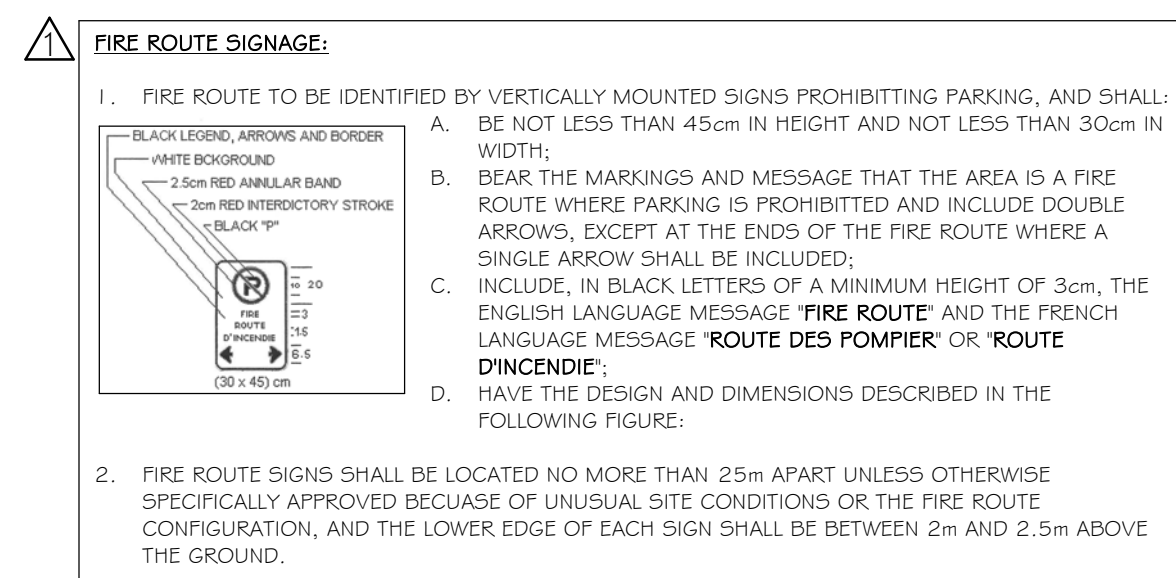
**Geotechnical:**  
**PATERSON GROUP**  
 28 CONCOURSE GATE - UNIT 1  
 OTTAWA, ON. K2E 7T7  
 Tel: (613) 226-7381  
 Fax: (613) 226-6344  
 e-mail: Dillbert@patersongroup.ca

**Mechanical/Electrical:**  
**MIRITON LTD.**  
 1716 WOODWARD DRIVE, STE 200  
 OTTAWA, ON. K2C 0P8  
 Tel: (613) 836-3420  
 Fax: (613) 722-2817  
 e-mail: johnnie.chowhan@miriton.com

**Civil Engineer:**  
**WSP**  
 1345 ROSEMOUNT AVENUE  
 CORNWALL, ON. K6J 3E5  
 Tel: (613) 935-0539  
 Fax: (613) 935-0539  
 e-mail: michael.jans@wsp.com

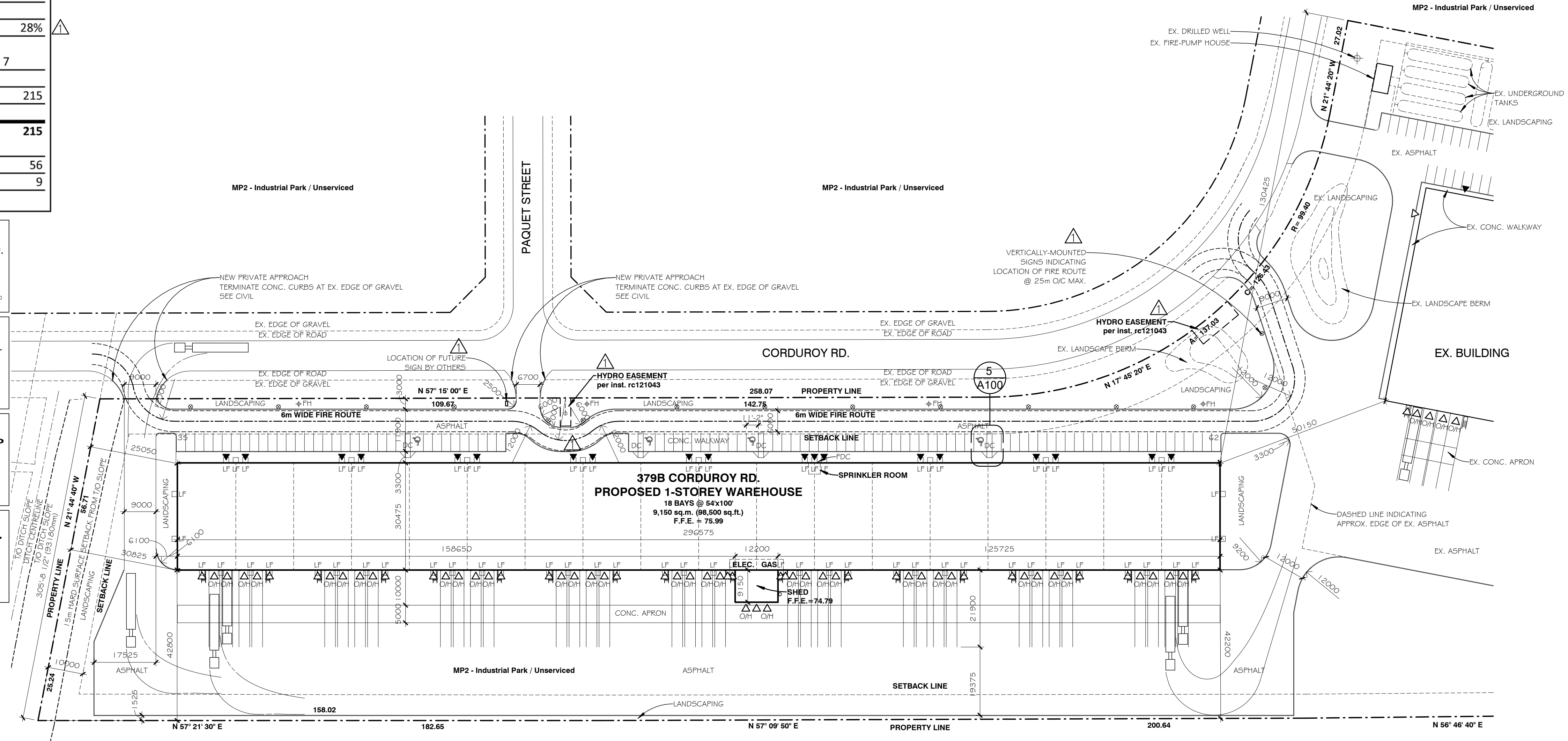
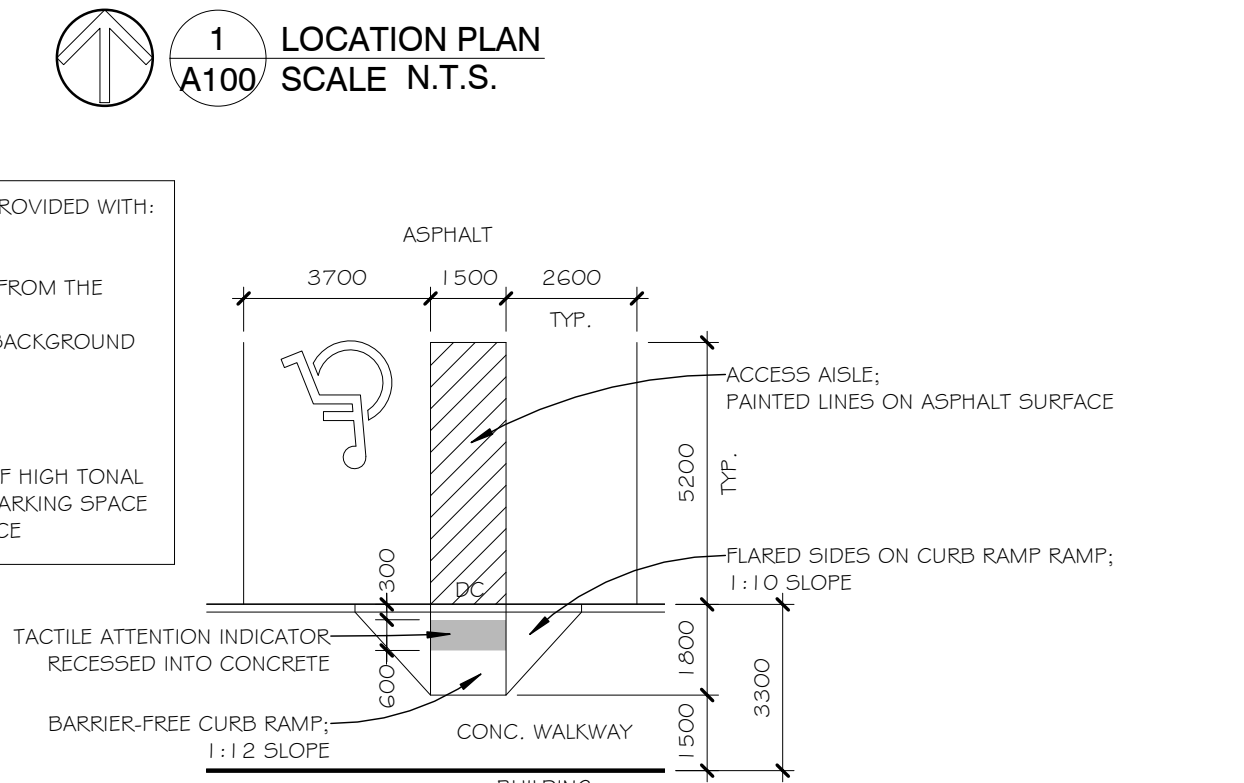


**2 KEY PLAN**  
**A100 SCALE N.T.S.**

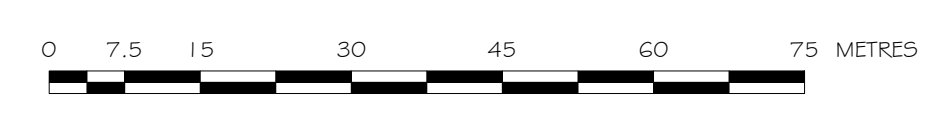


ALL BARRIER-FREE PARKING SPACES SHALL BE PROVIDED WITH:

- VERTICAL SIGNAGE:
  - MIN. 300mm WIDE x 600mm HIGH
  - MOUNTED AT AT HEIGHT 1.5m - 2.0m FROM THE GROUND
  - OF CONTRASTING COLOUR WITH THE BACKGROUND ENVIRONMENT
- PAVEMENT MARKINGS THAT ARE:
  - MIN. 1525mm x 1525mm
  - SURF RESISTANT
  - CLEARLY VISIBLE THROUGH THE USE OF HIGH TONAL CONTRAST TO THE SURFACE OF THE PARKING SPACE
  - LOCATED NEAR THE BACK OF THE SPACE



**3 SITE PLAN**  
**A100 SCALE 1:750**



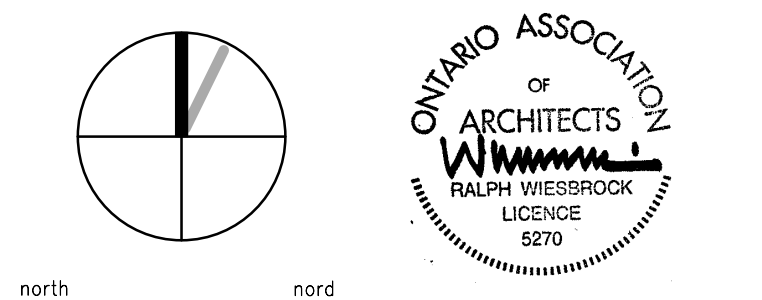
**NOTES:**

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

**LEGEND:**

- DC = DEPRESSED CURB
- FH = FIRE HYDRANT
- LF = EXTERIOR LIGHT FIXTURE, WALL MOUNTED
- PS = BARRIER-FREE PARKING SIGN
- ▲ = PRINCIPAL ENTRANCE
- △ = EXIT DOOR
- △ = OVERHEAD DOOR
- △ = WITH NUMBERS, DENOTES REVISION
- ♿ = BARRIER-FREE PARKING SPACE
- ♿ = WITH PAINTED LOGO + SIGN ON POST OR WALL
- ⊕ = FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, AS NOTED ON PLAN

2	ISSUED FOR PERMIT	18 JUL 2019
1	RESPONSE TO PLANNING COMMENTS	06 JUN 2019
no.	revision	date



**KWC ARCHITECTS INC.**  
 383 Parkdale Avenue, Suite 201  
 Ottawa Ontario Canada K1Y 4R4  
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detail no.	1	detail no.
sheet no.	A1	feuille no.

**PROPOSED 1-STOREY WAREHOUSE**  
 379B CORDUROY ROAD  
 VARS, TOWNSHIP OF RUSSELL, ON.

designed by	conçu par	KWC	approved by	approuvé par	
drawn by	dessiné par	TC / AK	project no.	no. du projet	1737
date		08 JUL 2019	scale		as noted
drawing / dessin					

**SITE PLAN**

plot scale 1:1

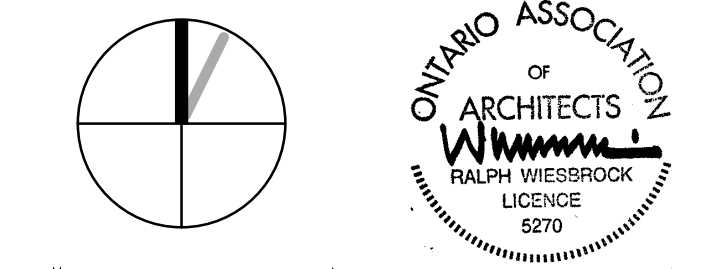
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**GENERAL LEGEND**

- A.F.F. - ABOVE FINISHED FLOOR
- ALUM. - ALUMINUM
- BF - BARRIER-FREE
- CW - COMPLETE WITH
- CLANOD - CLEAR ANODIZED
- CONC. - CONCRETE
- DF/H - DOOR/FRAME/HARDWARE
- DN - DOWN
- DWGS - DRAWINGS
- ELEC. - ELECTRICAL
- EQ. - EQUAL
- EX - EXISTING
- FL - FLOOR
- FRR - FIRE RESISTANCE RATING
- GALV. - GALVANIZED
- GWB - GYPSUM WALL BOARD
- HR - HOUR
- HT. - HEIGHT
- MAX. - MAXIMUM
- MECH. - MECHANICAL
- MIN. - MINIMUM
- O/C - ON CENTRES
- OH - OVERHEAD
- P.T. - PRESSURE TREATED
- PREFIN. - PRE-FINISHED
- PTD. - PAINTED
- SC - SCUPPER
- SIM. - SIMILAR
- ST ST. - STEEL STUD
- STC - SOUND TRANSMISSION COEFFICIENT
- T/O - TOP OF
- TYP. - TYPICAL
- UN - UNLESS NOTED OTHERWISE
- US - UNDERSIDE
- WR - WASHROOM

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project / projet

**PROPOSED 1-STORY WAREHOUSE**

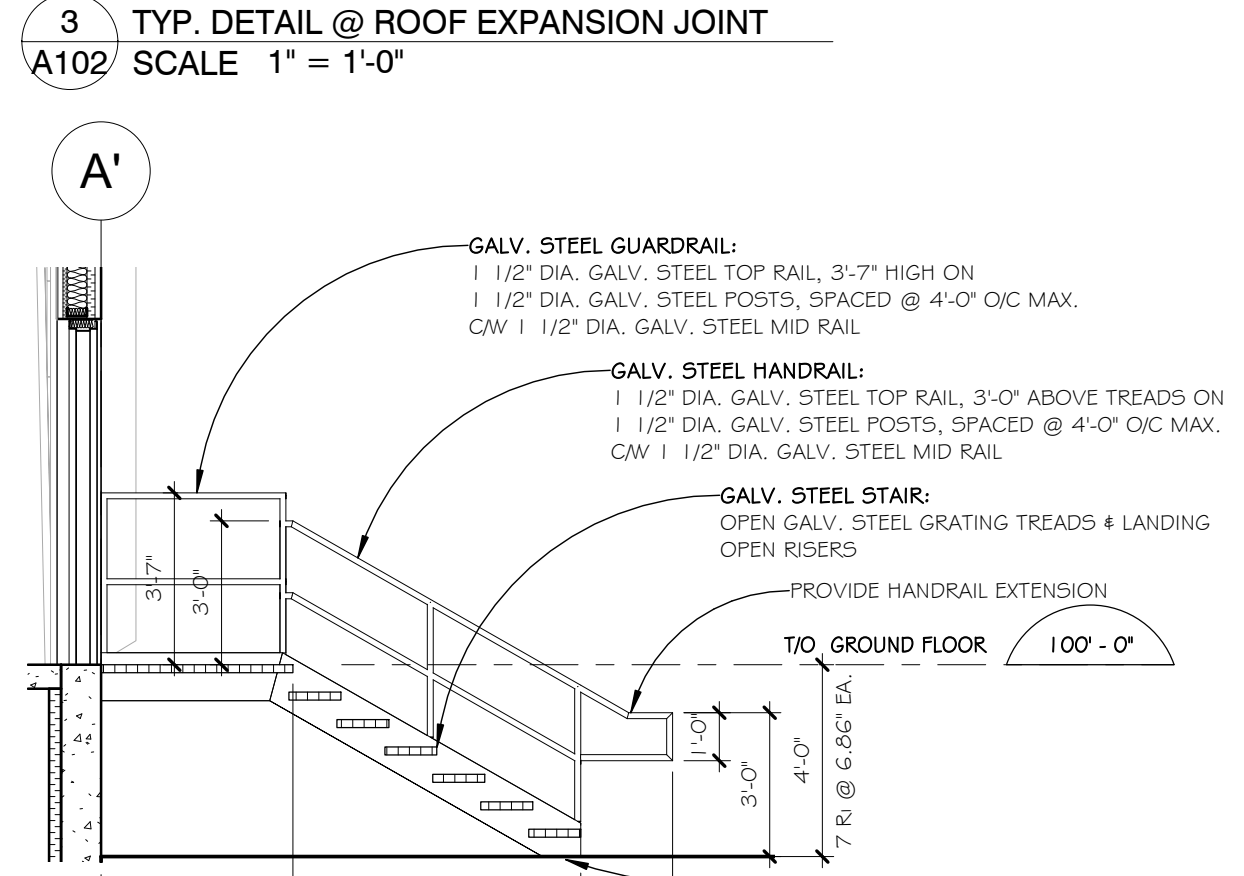
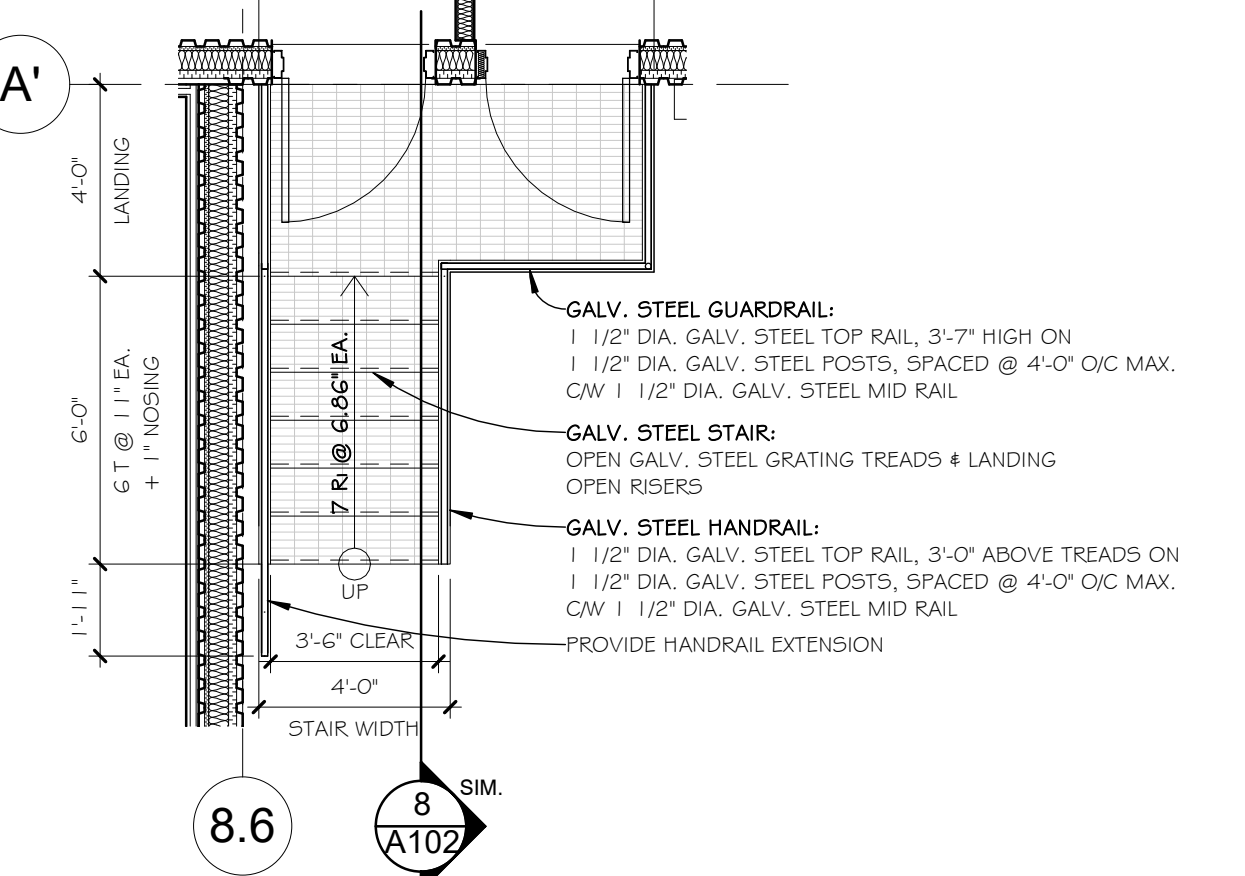
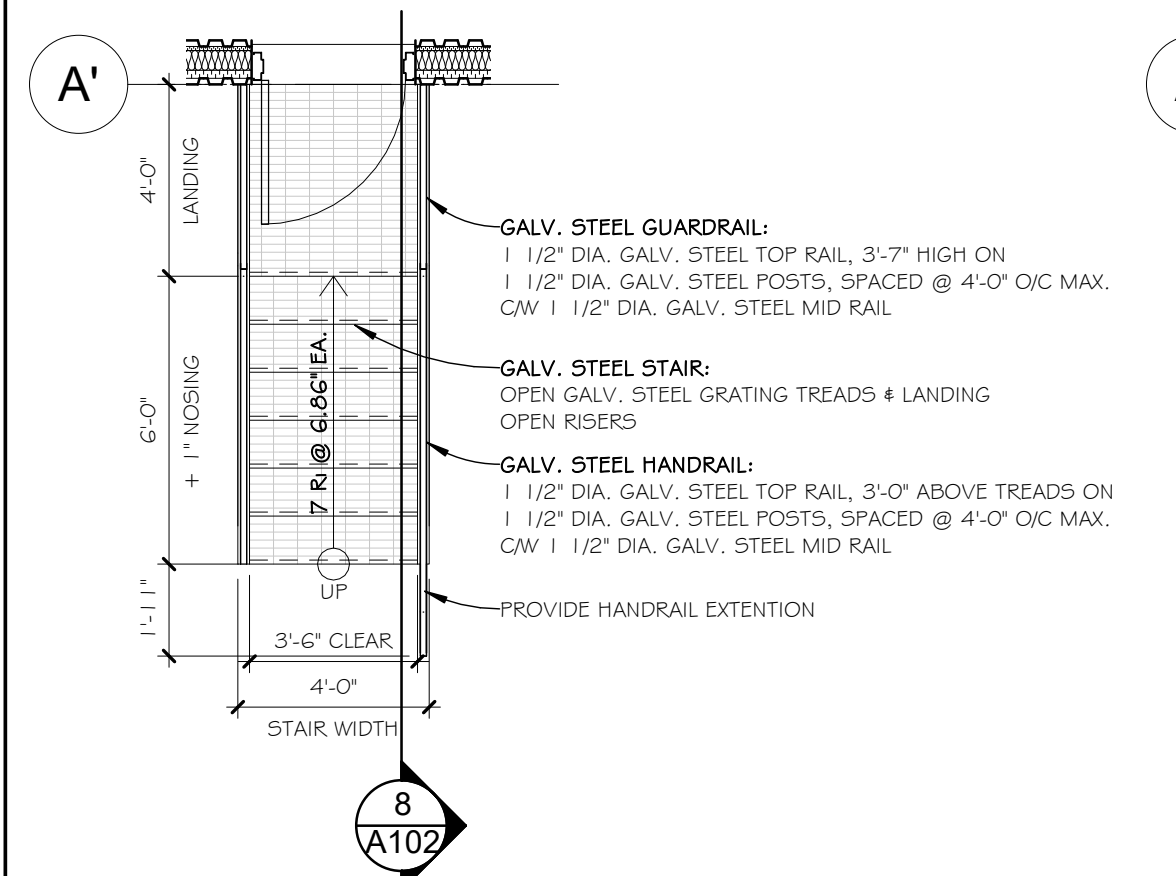
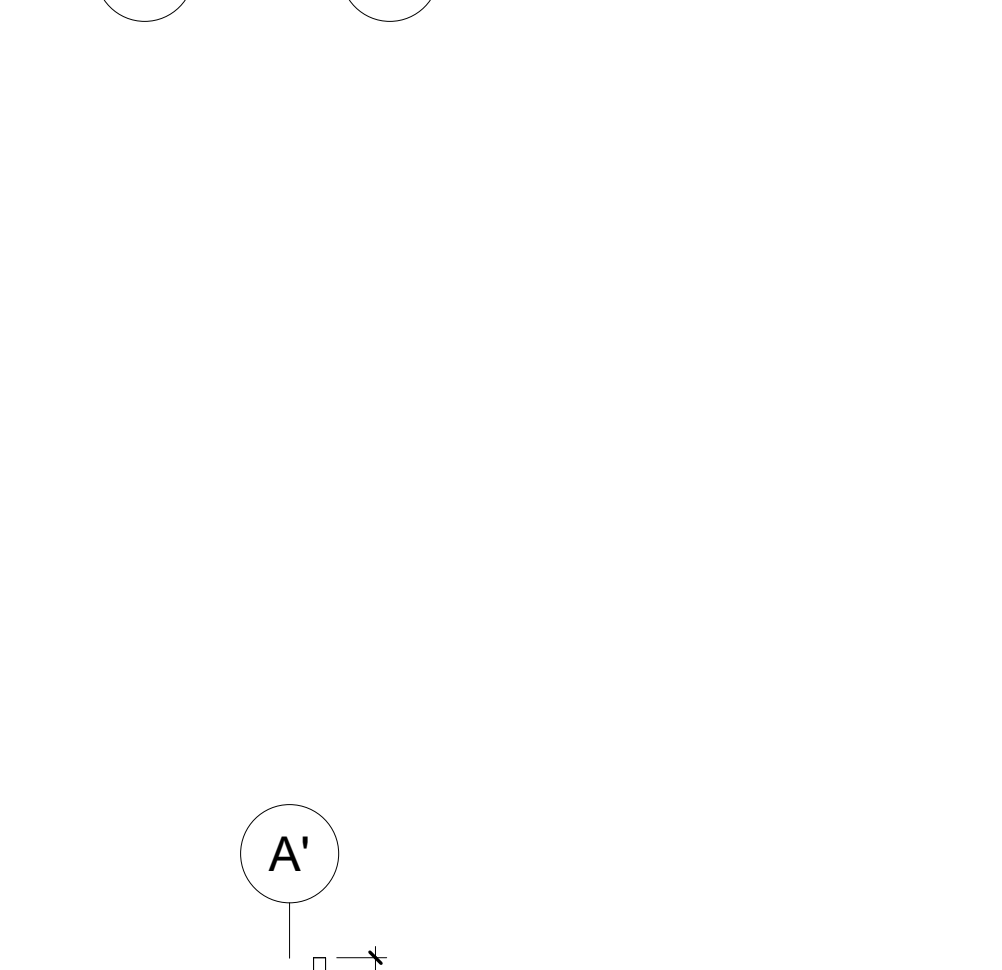
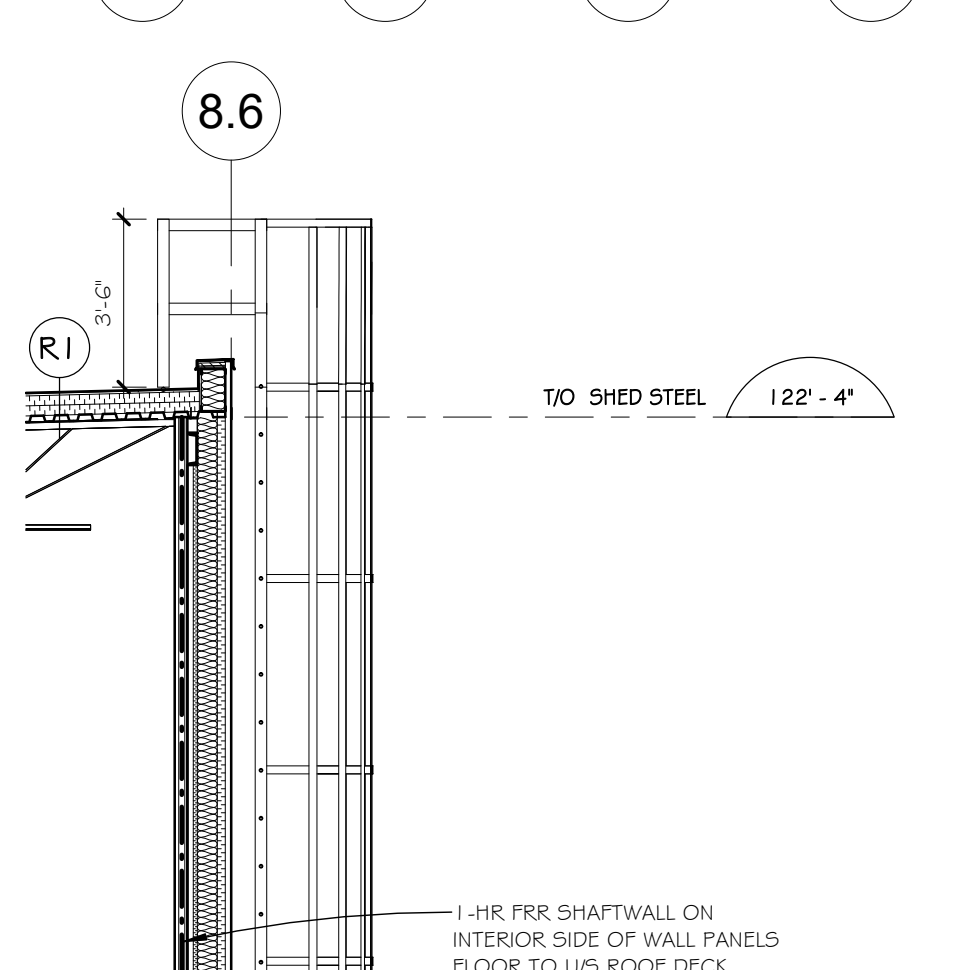
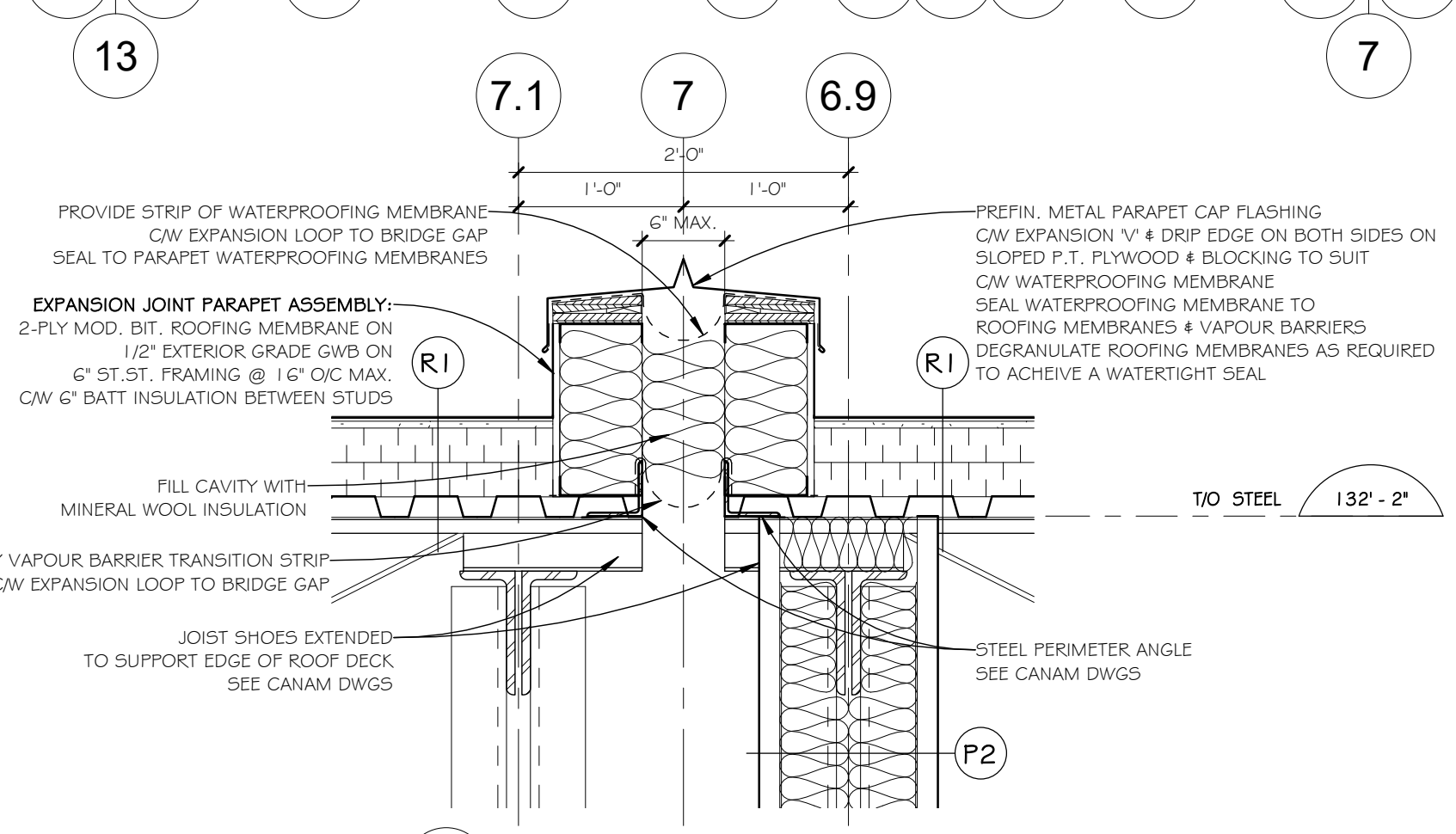
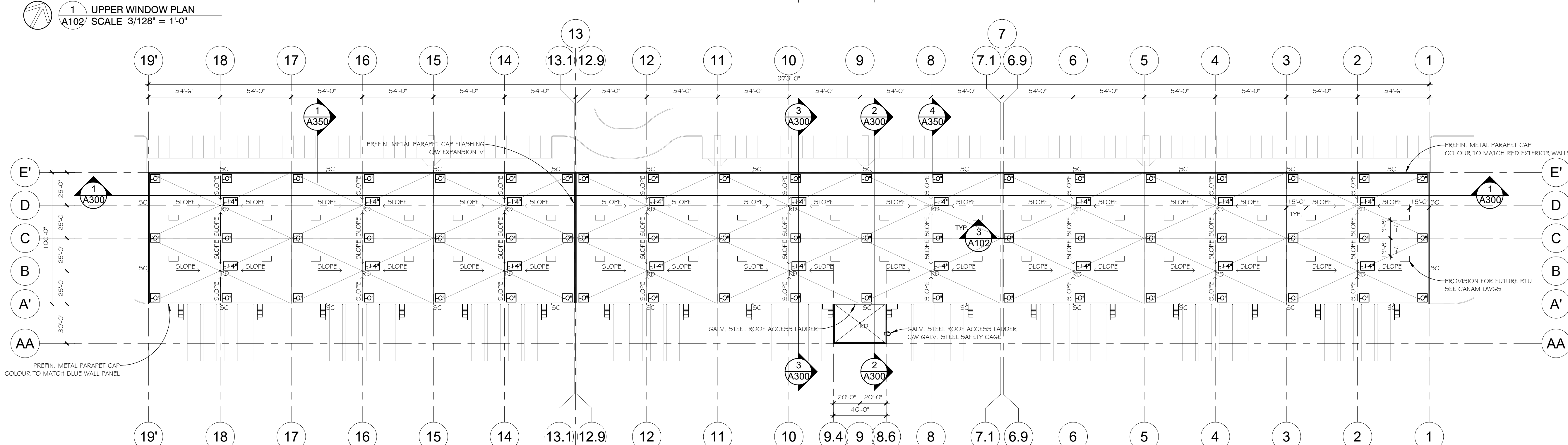
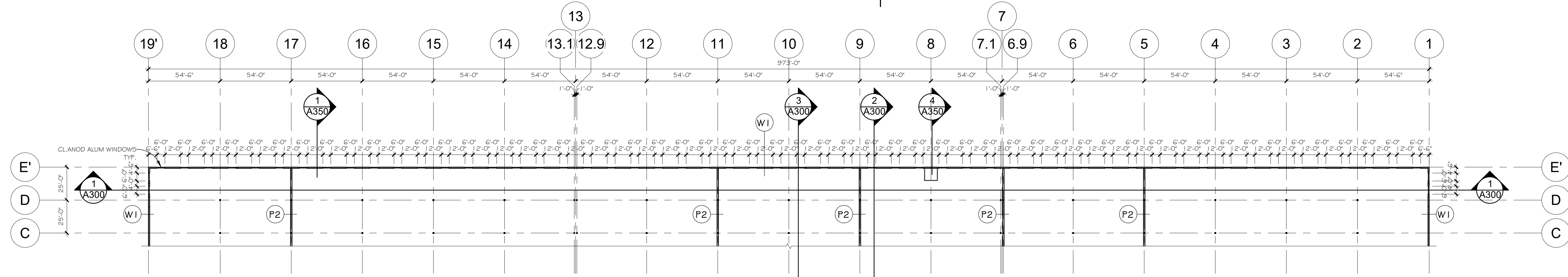
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 VARS, TOWNSHIP OF RUSSELL, ON.**

designed by / conçu par	KWC	approved by / approuvé par	
drawn by / dessiné par	TC/AK	project no. / no. du projet	1737
date	08 JUL 2019	scale	as noted

drawing / dessin

**UPPER WINDOW PLAN,  
 ROOF PLAN, STAIR DETAILS,  
 ROOF ACCESS LADDER  
 DETAILS, ROOF DETAILS**

revision	0	sheet no. / no. de la feuille	<b>A102</b>
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plot scale 1:1